

A meeting of the Jasper County Board of Zoning Appeals was held Monday, August 28, 2017 at 7:00pm. in the Commissioners' Room of the Jasper County Courthouse, Rensselaer, Indiana. Members present: Kent Korniak, Jim Martin, Scott Walstra, Mark Jordan and Lance Strange. Also present: Mary Scheurich, Director and Kelli Standish, Secretary. Absent was: Todd Sammons.

Meeting was called to order by Chairman Jim Martin. The Pledge of Allegiance was recited. The first order of business was the call for approval of the July 2017 minutes.

Kent Korniak made the motion to approve the July 2017 minutes. Motion was seconded by Lance Strange and carried unanimously.

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Special Exception

Cause#BZA-6-17

Applicant: Charles Owen

Location: Sec. 32-32-6 – Wheatfield Twp. - Lot 2 Krizman Park – St.Rd. 10 W. of 400W. S-side  
Use: Storage Rental Facility (U locks)

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Public hearing held pursuant to notice published July 12, 2017 in the Rensselaer Republican, a daily newspaper of general circulation printed and published in Jasper County, Indiana; also pursuant to notice to adjacent landowners given by certified mail, return receipts requested. All as shown by the affidavit of Becky Coffey, Clerk of the Rensselaer Republican, and return receipts submitted by the applicant.

Jim Martin stated that Mr. Owen's application was continued from last month's meeting since the board felt they needed a better development plan and Drainage Board Approval.

Charles Owen stated that he has a drawing that shows the size of the buildings, the setbacks of the property lines and where there will be lighting. There will be a remote gate with a code for the customers to get in. There will be a wall around the property.

Jim Martin stated that at last month's meeting you stated that most of the property was going to be pavement and since you were going to do that we requested that you go before the Drainage Board to make sure there would not be a problem with the drainage. Did you go before the Drainage Board to see if there would be any problems with the drainage?

Charles Owen replied in the negative. He has decided that he would not be paving the property and will only have gravel on the property. Since the property will be gravel he felt he did not need to get drainage board approval.

Jim Martin asked if the sign will be affixed to the block wall or will it be free standing?

Charles Owen replied that the sign will be free standing.

Kent Korniak asked where the runoff water will go from the roofs of the building.

Charles Owen replied that he will probably have some type of drainage system to drain into the drainage area, but there will be gutters and downspouts so the water will go from there.

Jim Martin asked Mr. Owens if he had any underground drainage in this current plan. He also asked if there is any fencing being proposed around the property?

Charles Owen replied that he does not have any underground drainage in his current plan. He replied affirmatively to there being a 4 foot brick wall fence that will be a foot from the property lines along the east, west and north side of the property.

Mark Jordan asked if there will be a block wall on the south side of the property.

Charles Owen replied that the block u-lock building will be the only wall there is on the south side of the property. There will be no fence on the south side of the property.

Scott Walstra asked Mr. Owens if he had an approved plan from the Drainage Board.

Charles Owen replied in the negative. He had spoken with Aaron Knezevic in the Surveyor's office and he said he shouldn't need a drainage plan since he is not going to be paving the property and there is no flood plain in that area.

Vince Urbano was present and stated that he saw Mr. Owens in the office but didn't know why he was in. If the board felt he needed drainage board approval then that would be passed along to him. Aaron Knezevic would not be able to make that determination.

Kent Korniak stated that he is concerned with the drainage and how do you contain the water from running onto the neighbor's property?

Jim Martin asked if anyone present had any new opposition or concerns to the application.

Chuck Nixon was present and stated that he owns property to the south of the proposed application. He is concerned about the garbage that will be blowing past the building since there is not going to be a continuance fence on the south side of the property. Last month Mr. Owen's said he was going to pave the entire lot and now he says it will be gravel and gravel cause's dust. We haven't had an opportunity to see what Mr. Owen's is proposing to do.

David Kehoe was present and stated that he is concerned with the proposed wall only being built one foot from the property line when there is a 10ft. set-back line. He is concerned about the property values and the trash that will come onto his property.

James Rew was present and stated that he is an adjoining landowner. Is there a chance that a drainage ditch could be put in that would run to the existing ditch along 400W. to help with the extra water there may be? He would rather see the block wall be 8 foot tall verse's the proposed 4 foot tall.

Charles Owen replied that the south u-lock building will be 30ft. from the rear property line so people can drive around to the back and if there needs to be work done for utilities. There is a 30 foot rear yard set-back requirement so nothing will be built within that and the actual U-lock buildings will be 10ft from the side property lines as per requirement.

Dawn Kearney was present and asked if there is going to be a block wall built all the way around the property?

Charles Owen replied that there is going to be a 4 foot block wall along the North, East and West side of lot 2 Krizman Subdivision. The south building u-locks will be a border for the south end of the property with 10ft. on each side of it to get around to the back. He also owns lot 3 to the east of the proposed application that will remain vacant.

Chuck Nixon stated that he is concerned about the safety since the block wall will be 4 foot tall. They have had people breaking into the U-locks down the road lately.

The board members felt that Mr. Owens needs to get Drainage Board Approval so they know where the water will flow to.

Scott Walstra asked if the block wall will be a masonry wall with concrete mortar or is it going to be a retaining wall that is stacked on top of each other? He would think you would want something sturdy incase people back into the wall.

Lance Strange made the motion to continue the application to the November 27, 2017 meeting so the applicant Charles Owen can obtain drainage board approval. Motion was seconded by Mark Jordan and carried unanimously.

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Upon motion duly made and seconded, meeting was adjourned.

A TRUE RECORD;

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Jim Martin, Chairman